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NWCCOG 2022 Position on Housing

OVERVIEW: Northwest Colorado Council of Governments (NWCCOG) represents 30 municipalities and counties across Region-12, the northern–central mountain region of Colorado that includes most of the major resort communities that make up Colorado’s ski industry. Many of our member jurisdictions have been actively involved in addressing local workforce (affordable) housing issues for decades and are among the most innovative in finding solutions to this problem. [The 2021 Mountain Migration Report](#), which was commissioned by NWCCOG and Colorado Association of Ski Towns (CAST), revealed many of the historic issues as it relates to available and attainable workforce housing. However, it also highlighted that with a trend toward remote work, regulatory challenges at both the state and federal levels, and the ever-changing landscape due to COVID, the housing crisis has accelerated at a rapid rate requiring action above and beyond local efforts. Thus, NWCCOG fully supports the 2022 Legislative Position Statement on Housing issued by the CAST Housing Task Force. Many of the recommendations provided in the position statement originated from the section within the Mountain Migration Report referring to the next steps and specifically included the following:

LODGING TAXES: NWCCOG supports broadening the use of local marketing district and lodging tax revenues by statutory counties and municipalities to include expenditures for local workforce housing. Enacting such changes requires legislative action.

SHORT-TERM RENTALS: NWCCOG supports legislation to specifically authorize statutory counties and municipalities to refer Short Term Rental taxes to the voters with the proceeds of such revenues to be dedicated to local workforce housing and associated public infrastructure improvements.

INCREASE AMI THRESHOLDS FOR STATE AND FEDERAL FUNDING: NWCCOG supports legislation that would increase Area Median Income (AMI) thresholds for state and federal funding for local workforce housing purposes up to 150% for rental housing and 200% for ownership housing. Programs offered by state and federal agencies have historically had AMI limits at or around 80%, yet much of the acute need for affordable housing, both rental and ownership, exists for households earning well beyond 80% of AMI. This is especially important to ensure the continued viability of our mountain communities where free-market housing can be unaffordable even to workforce making 150% of AMI. According to the Mountain Migration Report, most households earning up to 200% AMI also struggle to afford homes in communities we represent.

AMEND TABOR TO AUTHORIZE RETT: NWCCOG supports legislation that would refer a state constitutional amendment to Colorado Voters to authorize Real Estate Transfer Taxes (RETT) with a limitation that the revenues from such RETT could be dedicated to local workforce housing purposes - the 1992 TABOR Amendment prohibited any new or increased RETTs. Where it is grandfathered in, RETT provides a demonstrated revenue generator, especially during times of extreme price escalation and property speculation. A constitutional amendment would only authorize local county and municipal jurisdictions to refer a RETT question to local voters, and is not intended to impact, reduce or alter existing RETTs.

CONTACT INFORMATION: For more information, contact Jon Stavney, Executive Director, NWCCOG at 970 471 9050 or jstavney@nwccog.org, or Alyssa Shenk, NWCCOG Council Chair at ashenk@tosv.com.

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